



PRIME UNIT TO LET

**3 SHERBOURNE ARCADE
LOWER PRECINCT SHOPPING CENTRE
COVENTRY
CV1 1DN**



LOCATION

The premises sit in a prominent location on Sherbourne Arcade immediately adjacent to **Hair Express**, and close to **Home Bargains**, **Next** and **Funky Accessories**.

Other occupiers located within the centre include **New Look**, **H&M** and **Select**.

ACCOMMODATION

The premises are arranged over Ground Floor only comprising the following approximate net internal floor areas.

Ground Floor Sales 84.9 sq m 914 sq ft

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

Rental offers are sought in the region of £16,500 pax.

RATES

Rateable Value	£30,000
Rate In The £ (15/16)	0.493
Rates Payable	£14,790

We advise all interested parties should verify the above information with the Local Authority.

SERVICE CHARGE

An annual service charge for the year ended December 2014 is budgeted as being £6,474.10p.

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Retained Agents:-

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

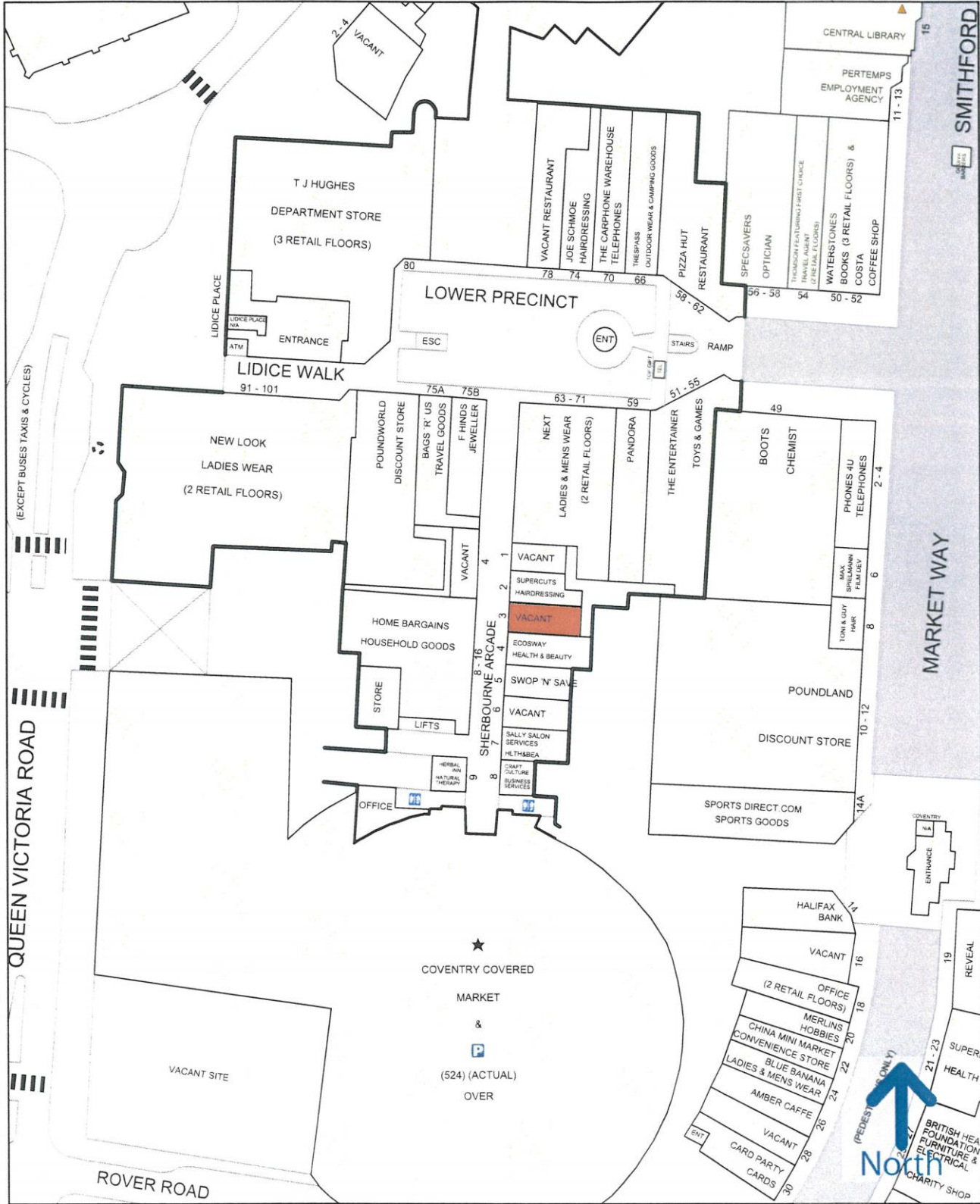
Scott Robertson
DDI: 0121 410 5545
Email: srobertson@wrightsilverwood.co.uk

**All transactions are stated exclusive of VAT
Subject to Contract**

Date: April 2015

0121 454 4004

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